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# **City of Vancouver** *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060  
planning@city.vancouver.bc.ca

## 1400 WEST HASTINGS & PENDER STREET GUIDELINES

*Adopted by City Council November 30, 1999*

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**Note:** These guidelines are organized under standardized headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.

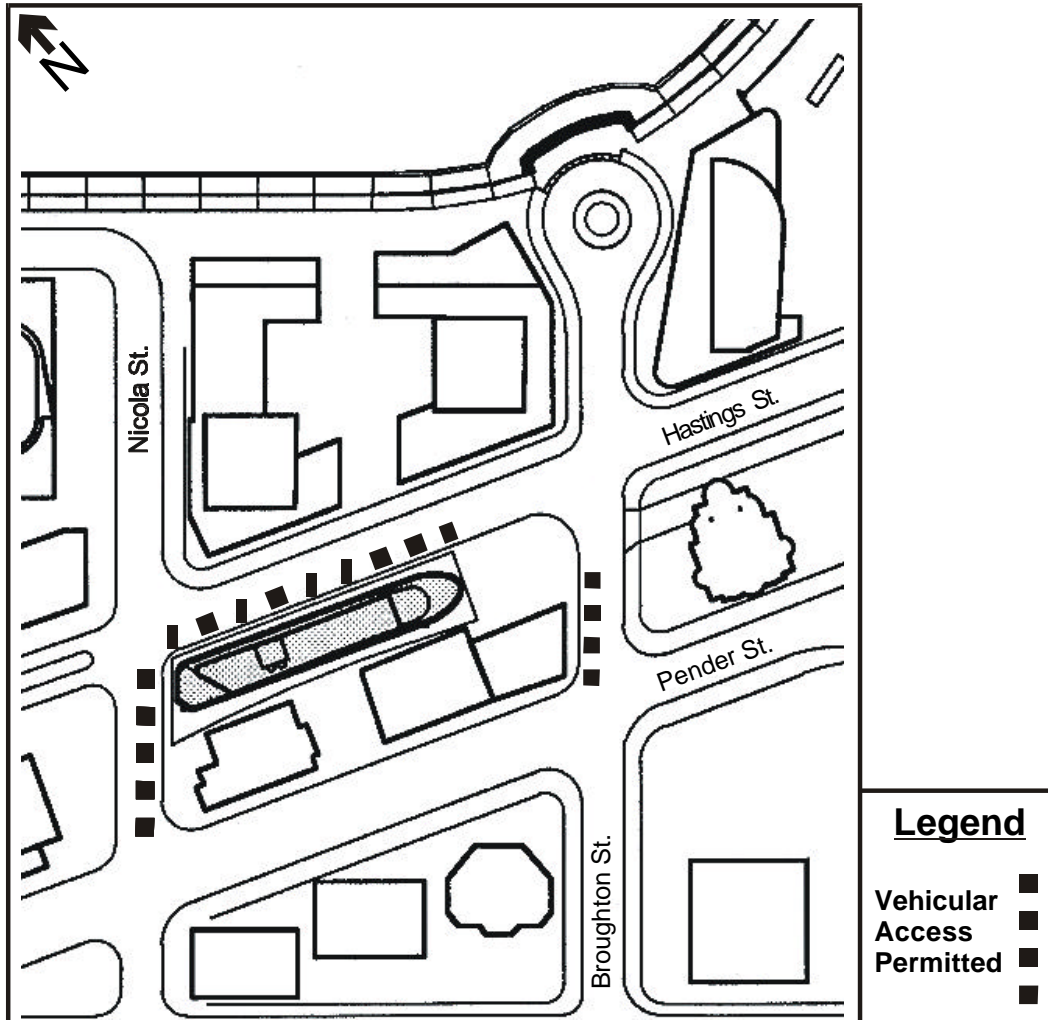
## 1 Application and Intent

### 1.1 Application

These guidelines are to be used in conjunction with the Downtown District Official Development Plan, Central Waterfront District or the applicable CD-1 By-law. The guidelines should be used by City staff in the evaluation of development initiatives and rezoning applications for sites in the block identified in Figure 1 below.

The intent of these guidelines is to:

- (a) establish setbacks for new buildings;
- (b) establish potential locations for towers on Pender Street; and
- (c) identify preferred locations for vehicular access to the sites.



**Fig.1 Vehicular Access**

## 2 General Design Considerations

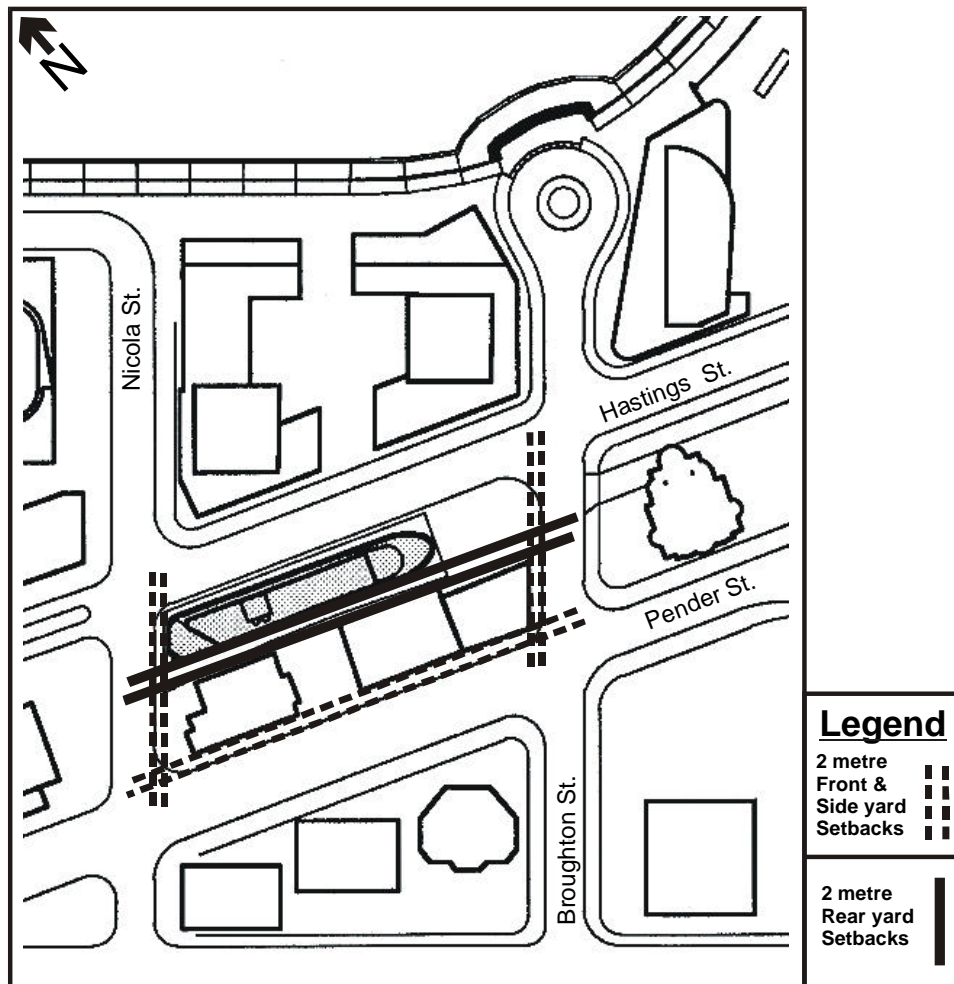
### 2.11 Access and Circulation

For future buildings, vehicular access should be from Hastings, Nicola or Broughton Streets, except in the case of a development in the middle of the block on Pender Street with no property line on a flanking street. (See Figure 1.)

4 Guidelines Pertaining to the Regulations of an Official Development Plan, Central Waterfront District or the Applicable CD-1 By-law

4.4 **Front Yard Setbacks**

Buildings fronting on Pender Street should be set back 2.0 m from the property line. (See Figure 2.)



**Fig.2 Setbacks**

4.5 **Side Yard Setbacks**

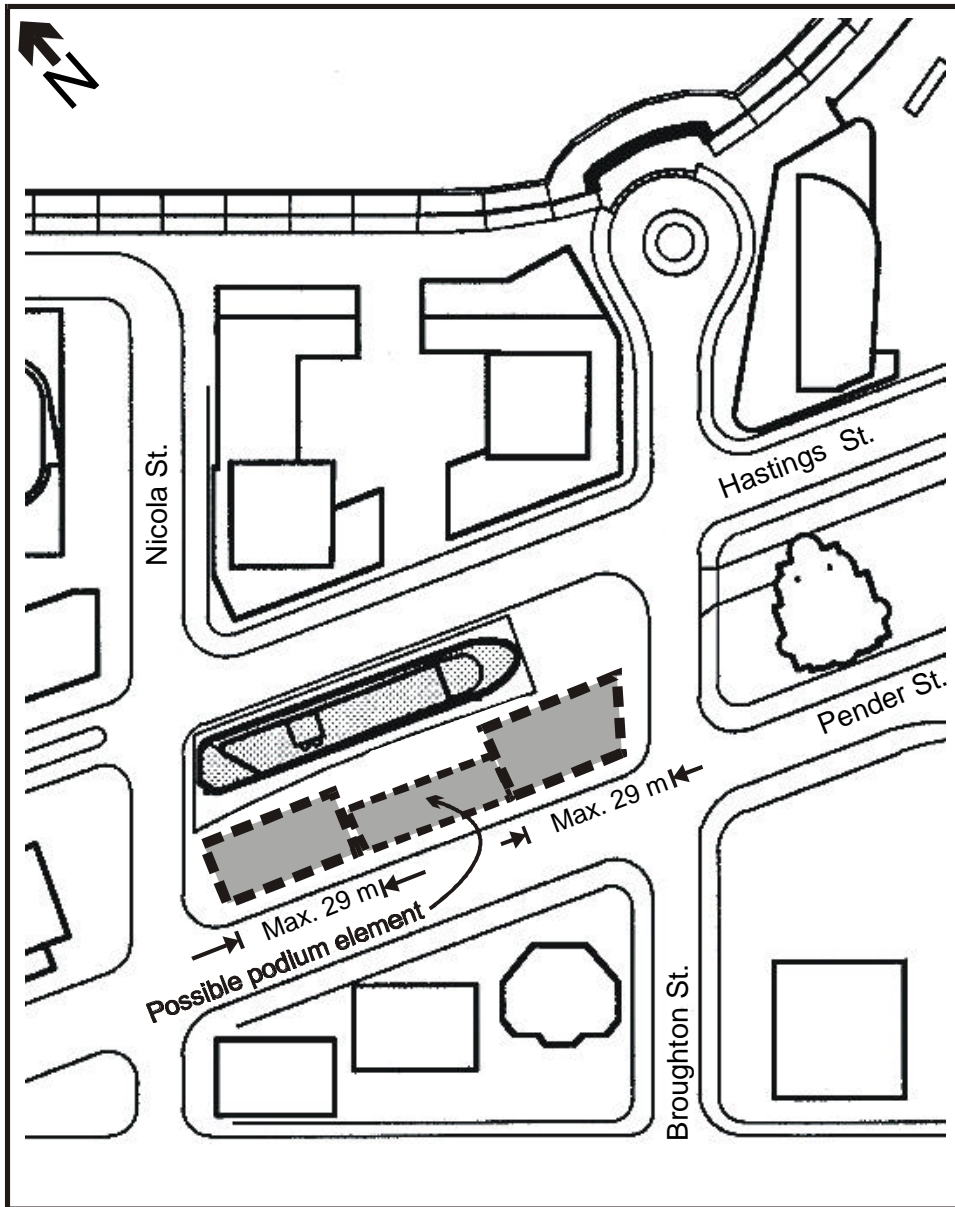
Buildings fronting on Nicola Street or Broughton Street should be set back 2.0 m from the property line. (See Figure 2.)

4.6 **Rear Yard Setbacks**

Buildings should be set back a minimum of 2.0 m from the interior property line. (See Figure 2.)

4.16 **Tower Width**

The maximum horizontal tower width in the east-west direction (parallel to Pender Street) is 29.6 m. Towers should be sited at the easterly or westerly ends of the 1400 block of West Pender Street, at Nicola Street or Broughton Street. (See Figure 3.)



**Fig.3 Tower Dimensions**